

ZB# 85-3

Andrew Migliore

52-1-65.3

Helim.
1/14/85.

Public Hearing:

2/6/85.

Fee: \$25.00
Ck. given
to Sean 1/31/85.
(Town Clerk's office)

52-1-65.3

Variance

Granted
2/11/85.

85-3 - Migliori, Andrew -
front yard

Re: Migliore, Andrew

TOWN OF NEW WINDSOR		General Receipt		6223	
555 Union Avenue		Jan 31		19 85	
New Windsor, N.Y. 12550					
Received of		Charles M. Grevas		\$ 2500	
		Twenty-Five 00/100		DOLLARS	
For		Zoning Application 85-3			
DISTRIBUTION:					
FUND	CODE	AMOUNT			
Check # 683					
85-3		2500			
By Pauline Y. Townsend					
			(SVC)		
			Town Clerk		
			Title		

NEW WINDSOR ZONING BOARD OF APPEALS

-----X
In the Matter of the Application of

ANDREW MIGLIORE,

DECISION GRANTING AREA
VARIANCE

85-3

-----X
WHEREAS, ANDREW MIGLIORE of 103-23 102nd Street,
Ozone Park, N. Y. 11417, has made application before the
Zoning Board of Appeals for an area variance for the purposes of:
construction of single-family residence with less than the required front
yard setback on private road off Bull Road (R-1) zone;
and

WHEREAS, a public hearing was held on the 11th day of
February, 1985 before the Zoning Board of Appeals at the Town Hall,
New Windsor, New York; and

WHEREAS, the applicants appeared with land surveyor, Elias D.
Grevas; and

WHEREAS, the application was opposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New
Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents
and businesses as prescribed by law and published in The Sentinel, also
as required by law.

2. The evidence shows: that the foundation is in place;
removal and relocation would be extremely difficult and costly.

3. The evidence shows that due to the lot size and the
location along a private road, as well as the angle of the proposed
structure, no visual effect is anticipated with respect to adjoining lots

WHEREAS, the Zoning Board of Appeals makes the following findings of law in this matter:

1. The evidence shows that the applicant will encounter practical difficulty if the area variance requested is not granted.

2. The proposed variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood.

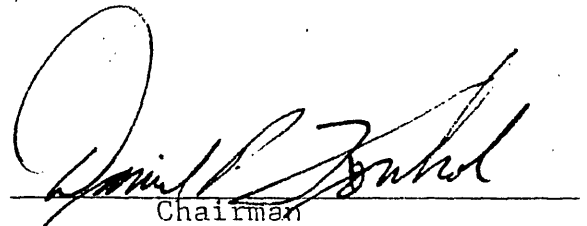
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor grants a 13.3 ft. front yard variance and dated 1/7/85.
in accordance with plans submitted /at the public hearing.

BE IT FURTHER,

RESOLVED that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: February 25, 1985.


Chairman

#85-3 (MIGLIORE)



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

Feb. 1, 1985

24

Mr. Elias Grevas
33 Quassaick Ave.
New Windsor, N.Y.

RE: 52-1-65.3

Dear Mr. Grevas:

According to my records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$50.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

CHRISTIAN E. JAHRLING
SOLE ASSESSOR IAO

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK



1763

Musco John A
795 Broadway
Newburgh, N.Y. 12550

Hoffman Steven & Angela
69 Grove Street
Newburgh, N.Y. 12550

Tedesco Robert & Penny
RD2 Box 324
Walden NY 12586

Di Salvo Joseph & Cathy
A-3 Regency Arms
Highland Fall NY 10928

Zeffer Jr Edward A
60-27 68 Ave
Ridgewood NY 11385

Buhl Ted
1 Cornwall Ave
Cornwall on Hudson NY
12520

Speirs Andrea L
Hess Road Valley Cottage NY
10989

Fioriti Noreen & Gerald
41 Lincoln Dale Acres
Washingtonville NY 10992

Durant Robert & Diane
262 Beattie Road
Rock Tavern NY 12575

Kahn Bernard N & Rosemarie T
1 Orchard St
Stony Point NY 10980

Di Lalla Arthur & Patricia
Zambelli William & Mary Ann
175-177 So. Harrison Ave
Congers NY 10920

Kuenneke Karl
Box 714 Vivian Road
Chester NY 10918

Nolan Jr James E
PO Box 361
Cornwall on Hudson NY 12520

Carey Mark M & Sharon S
4 Newport Dr
Nanuet NY 10954

Beal Lyman O & Tanner Elizabeth
East Green Rd
Rock Tavern NY 12575

Kuenneke Frank
714 Vivian Rd
Chester NY 10918

Keller Jr David, Hubert & Kathy
121 East Main St
Washingtonville NY 10992

Peterson Charles & Francesco
18 North Cherly St
Spring Valley NY 10977

Town of New Windsor
555 Union Ave.
New Windsor NY 12550

Jones Richard A & Betty Lou H
Bull Road
Rock Tavern NY 12575

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK



1763

Laurencell Donald & Arlene
East Green Road
Rock Tavern NY 12575

Schaefer Ronald & Stacy
Bull Road
Rock Tavern NY 12575

Den Randolph & Masako
Bull Road
Rock Tavern NY 12575

Rosenstein Peter B & Betsy R
Bull Road
Rock Tavern NY 12575

NEW WINDSOR ZONING BOARD OF APPEALS
Regular Session
February 25, 1985

MEMBERS PRESENT: Chairman Daniel P. Konkol
John Pagano
Richard Fenwick
Joseph Skopin
James Nugent
Vincent Bivona

MEMBERS ABSENT: Vice Chairman Jack Babcock

ALSO PRESENT: Andrew S. Krieger, Esq.
Attorney for Board
Patrick Kennedy, Building/Zoning Insp.
Patricia Delio, Secretary

The February 25, 1985th session of the Zoning Board of Appeals was called to order by Chairman Daniel P. Konkol at 7:30 p.m. Roll call was taken.

Motion followed by John Pagano, seconded by James Nugent to approve the minutes of the 2/11/85 meeting as written. ROLL CALL: 5 ayes- 1 abstention (R. Fenwick). Minutes approved.

* * * * *

PRELIMINARY MEETING:

MORONEY, JAMES - Applicant, by his consulting engineer, Greg Shaw, appeared before the Board requesting several area variances to construction addition on existing building located on Union Avenue in an OLI (Office/Light Industrial) zone. Variances requested in accordance with Notice of Denial of Building Permit Application issued by Patrick Kennedy: 2 ft. frontyard; 42 ft. sideyard; 12' height; and .06% floor area ratio.

Mr. Shaw informed the Board that presently there are two (2) block walls that exist adjacent to building with a chainlink fence across the front portion for purposes of storage. At the present time, the said Applicant wishes to enclose this portion of the property since there has been vandalism and theft in the past. Applicant has been referred to ZBA by Planning Board.

Members of the Board examined the site plans submitted and requested that the Applicant, at the time of public hearing, provide a copy of the deed, building permit and photographs.

Motion then followed by James Nugent, seconded by Joseph Skopin to schedule a public hearing on this matter upon the return of the completed paperwork. ROLL CALL: 6-0.

* * * * *

February 25, 1985

PRELIMINARY MEETING:

RONSINI, NICHOLAS - Request for use variance to construct a one-family residence off Union Avenue and Temple Hill Road with beauty shop use in basement area. Location of property is in R-4 (one-family residential) zone.

Notice of Denial of Building Permit Application was issued by Pat Kennedy on 2/13/85.

Applicant RONSINI informed the Board that his father has two acres of land that he will transfer to his son for the purposes of constructing the dwelling. Proposed dwelling will be located off a private 50 ft. roadway adjacent to intersection. Applicant states that there will be only one operator, his wife. Parking is unlimited off street.

After reviewing the site plans, motion was made by Richard Fenwick, seconded by Vincent Bivona to schedule a public hearing on the return of the completed paperwork. ROLL CALL: 6-0.

* * * * *

PRELIMINARY MEETING:

MINUTA, ROBERTO - Request for 10.2 ft. frontyard variance for construction of one-family dwelling to be located on Forest Hills Road in an R-4 zone. Applicant MINUTA stated that foundation is now in place. Applicant MINUTA also stated that the rear portion of the property is located in a wetland area and that is the reason for the location of the foundation with insufficient frontyard.

Notice of Denial was issued by Pat Kennedy on 2/15/85.

Applicant presented a sketch of the area which was examined by the Board members.

Motion followed by James Nugent, seconded by John Pagano to schedule a public hearing upon the return of the completed paperwork. ROLL CALL: 6-0.

* * * * *

Chairman Daniel P. Konkol called for a motion to accept formal decisions in the following matters:

(1) FRANKLIN ASSOCIATES - Motion was made by Richard Fenwick, seconded by Joseph Skopin to accept the formal decision as drafted. ROLL CALL: 6-0. Motion carried.

(2) MIGLIORE, ANDREW - Motion was made by Richard Fenwick, seconded by Dan Konkol to accept the formal decision as drafted. ROLL CALL: 6-0. Motion carried.

February 25, 1985

Both of the above-entitled formal decisions, as enacted, are attached hereto and made a part of the minutes.

Since there was no further business to be brought before the Board, motion was made by John Pagano, seconded by Joseph Skopin to adjourn. Motion carried: 6-0. Meeting adjourned.

Respectfully submitted,

A handwritten signature in cursive script, reading "Patricia Delio". The signature is written in dark ink and is positioned above the printed name.

PATRICIA DELIO, Secretary

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

Migliori, Andrew

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

85-3

Date: _____

I. Applicant Information:

- (a) Andrew Migliore 103-23 102 Street Ozone Park, N.Y. 11417 (718)897-1100
(Name, address and phone of Applicant) (Owner)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of broker)

II. Application type:

- ☐ Use Variance ☐ Sign Variance
- ☒ Area Variance ☐ Special Permit

III. Property Information: Lot 6.3, B.Grevas Subdiv.

- (a) R-1 Private Rd. Buhl-Bull Rd. Subdiv. 52/1/65.3 3.16 ± Acres
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? none
- (c) Is a pending sale or lease subject to ZBA approval of this application? no
- (d) When was property purchased by present owner? 1984
- (e) Has property been subdivided previously? yes When? 1984
- (f) Has property been subject of variance or special permit previously? no When? _____
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? Yes
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: none

IV. Use Variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:
(Describe proposal) _____

- (b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Bulk Regs., Col. 6.

Requirements	Proposed or Available	Variance Request
Min. Lot Area <u>43,560 S.F.</u>	<u>137,650 ±S.F.</u>	<u>0</u>
Min. Lot Width <u>125'</u>	<u>265 ±</u>	<u>0</u>
Reqd. Front Yd. <u>45'</u>	<u>31.7</u>	<u>13.3</u>
Reqd. Side Yd. <u>20 / 40</u>	<u>77.9 / 209.0</u>	<u>0 / 0</u>
Reqd. Rear Yd. <u>50</u>	<u>490 ±</u>	<u>0</u>
Reqd. Street Frontage* <u>70</u>	<u>302.24</u>	<u>0</u>
Max. Bldg. Hgt. <u>35</u>	<u>28</u>	<u>0</u>
Min. Floor Area* <u>1,200</u>	<u>1,200</u>	<u>0</u>
Dev. Coverage* <u>25 %</u>	<u>1 %</u>	<u>0 %</u>
Floor Area Ratio**		

* Residential Districts only

** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

The foundation (poured concrete) is in place. Removal and relocation would be extremely difficult and costly. Due to the lot size, and the location along a private road, as well as the angle of the proposed house, no visual effect is anticipated with respect to adjoining lots. Adjoining lot owners have been contacted, and no objections were raised. This notification was informal, prior to Legal Notice.

VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

	Requirements	Proposed or Available	Variance Request
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Special Permit:

- (a) Special Permit requested under New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.
- (b) Describe in detail the use and structures proposed for the special permit.

VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

IX. Attachments required:

- ____ Copy of letter of referral from Bldg./Zoning Inspector.
- ____ Copy of tax map showing adjacent properties.
- ____ Copy of contract of sale, lease or franchise agreement.
- ____ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- ____ Copy(ies) of sign(s) with dimensions.
- ____ Check in the amount of \$ _____ payable to TOWN OF NEW WINDSOR.
- ____ Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date

2/4/85

STATE OF NEW YORK)
COUNTY OF ORANGE)

SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

MARY ELLEN CORTES
NOTARY PUBLIC, State of New York
No. 41-4709773
Qualified in Queens County
Commission Expires April 30, 1986

Mary Ellen Cortes

[Signature]
(Applicant)

Sworn to before me this

4th day of Feb, 1985.

XI. ZBA Action:

(a) Public Hearing date _____.

(b) Variance is _____.

Special Permit is _____.

(c) Conditions and safeguards: _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York will hold a Public Hearing pursuant to Section 48-34A of the Zoning Ordinance on the following proposition:

Appeal No. 3

Request of Andrew Migliore

for a VARIANCE ~~SPECIAL PERMIT~~ of the regulations of the Zoning Ordinance to permit construction of a single-family residence with less than the required front yard setback.

being a VARIANCE ~~SPECIAL PERMIT~~ of Section 48-12, Bulk Regulations, Col.6

for property situated as follows:

Lot 6.3, Brenda Grevas subdivision; on a private road off Bull Road, near Carpenter Road.

SAID HEARING will take place on the 11th day of February 1985, at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y. beginning at 7:30 o'clock P. M.

Daniel P. Konkol
Chairman

Pat Delio copy 1/31/85-

**PUBLIC NOTICE OF HEARING
BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR**

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Ordinance on the following proposition:

Appeal No. 3

Request of Andrew Migliore for a VARIANCE of the regulations of the Zoning Ordinance to permit construction of a single-family residence with less than the required front yard setback being a VARIANCE of Section 48-12, Bulk Regulations, Col. 6 for property situated as follows: Lot 6.3 Brenda Grevas subdivision, on a private road off Bull Road near Carpenter Road, New Windsor, N.Y.

SAID HEARING will take place on the 11th day of February, 1985, at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N.Y. beginning at 7:30 o'clock P.M.

Daniel P. Konkol
Chairman
By Patricia Delio
Secretary

State of New York

County of Orange, ss:

Everett Smith, being duly sworn
disposes and says that he is
Editor of the E.W. Smith
Publishing Company, Inc. publisher
of The Sentinel, a weekly newspaper
published and of general circulation
in the Town of New Windsor, and that
the notice of which the annexed is
a true copy was published once
in said newspaper, commencing on
the 31st day of Jan. A.D., 1985
and ending on the 31st day of Jan.
A.D. 1985.

Subscribed and shown to before me
this 15th day of Feb., 1985.

Patricia Delio
Notary Public of the State of New York
County of Orange.

My commission expires 3/30/85.

2/1/85 - Public Hearing - Migliore, Andrew #85-3

Name:

Address:

Joseph A. D'Amico

A-5 Regency Arms
Highland Falls NY
10928

John A. Musco
(Opposition)

795 B. WAY
NEWBURGH, N.Y. 12550

Frank Kuennike

714 Vivian Rd.
Chester NY 10918

Karl G. Kuennike

714 Vivian Rd.
Chester NY.

Bernard Kahn

Lot 9 Buhl Subdv.
Rock Tavern NY

Diane Durant
Robert "

262 Beattie Rd
Rock Tavern, NY
12575

Recd & filed
2/11/86 ZBA

January 13, 1985

To Whom it may concern:

I am the owner of lots 8.2 and 8.3 in the same subdivision in which Mr. Migliore is requesting a zoning variance.

Mr. Migliore has made me aware of his request for a variance. This letter is to advise you that I have no objection to a ruling in favor of Mr. Migliore. My partners, who also own the property, have no objections.

Very truly yours
ARTHUR DiLalla

January 14, 1985
Denise L. Coyle

DENISE L. COYLE
Notary Public, State of New York
Residing in Rockland County
Commission Expires March 30, 1990

Arthur DiLalla
William Zambelli
Patricia Di Lallo
Mary Ann Zambelli

Rec'd & filed
2/11/86 - 7/13/86

1/15/85

I am Edward Zeffer J.
As a land owner of Lot # 3
of Ted Buhl's, Bull Rd subdivision

I am aware of the problem of
Andrew Migliore pertaining
to his foundation of his home
being too close to the road.

In seeing the area & foundation
myself I have no objection
to his leaving the foundation
as is

Thank you,
Edward Zeffer J.

Sworn to before
me this 5 day Feb 1985
Angela O. Panzarella

ANGELA O. PANZARELLA
Notary Public, State of New York
No. 41-3003325
Qualified in Queens County
Commission Expires March 30, 1985

Rec'd & filed
2/11/85 23A

Beattie Rd
Rock Tavern, N.Y.
12575

1/10/85

New Windsor Town Board,

We are responding to a ruling for
Andy Miglorie on property, he owns lot 34 section
52 of the Town of New Windsor.

We are willing to accept this ruling
so that he may continue to build his home.

Sincerely Yours,

Robert and Diane Duvert

Elizabeth M. Cullen

ELIZABETH M. CULLEN
NOTARY PUBLIC, STATE OF NEW YORK
RESIDING IN ORANGE COUNTY
COMMISSION EXPIRES MARCH 30, 1986

*Rec'd & filed
2/4/85 - 20A.*

TO WHOM IT MAY CONCERN:

We, Gerald & Noreen Fioriti ownerers of Lot #14 in the "Ted Buhl sub-division", are aware of the problem concerning the location of the foundation on Mr. Andrew Migliore's lot in the said sub-division.

We have no objection to the location of his foundation and future home.

Signed,

Gerald A. Fioriti
GERALD A. FIORITI
Noreen B. Fioriti
NOREEN B. FIORITI

Devin D. Engelfield
Notary Public, State of Hawaii
First Judicial Circuit
My commission expires: 19 August 1988



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK
(914) 565-8550

Date: February 13, 1985

ELIAS D. GREVAS, L.S.
33 Quassaick Avenue
New Windsor, N.Y. 12550

RE: APPLICATION BEFORE THE ZONING BOARD OF APPEALS
85-3-Migliore, Andrew.

Dear Lou:

This is to confirm that your above application before the
New Windsor Zoning Board of Appeals was granted
at a meeting held on the 11th day of February, 1985.

A formal decision will be drafted and acted upon at a later
date. You will be receiving a copy of same by return mail.

Meanwhile, if you have any further questions, please do
not hesitate to call me.

Very truly yours,

Patricia Delio

PATRICIA DELIO, Secretary
New Windsor Zoning Board of Appeals

/pd

cc: Patrick Kennedy, Bldg./Zoning Inspector
Town Planning Board

TOWN OF NEW WINDSOR
ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

Prelim.
1/14/85 -
7:30 pm

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No.

Date January 8, 1985-

To Andrew V. Migliori
809 S. Pecan St.
Lindenhurst, N.Y.

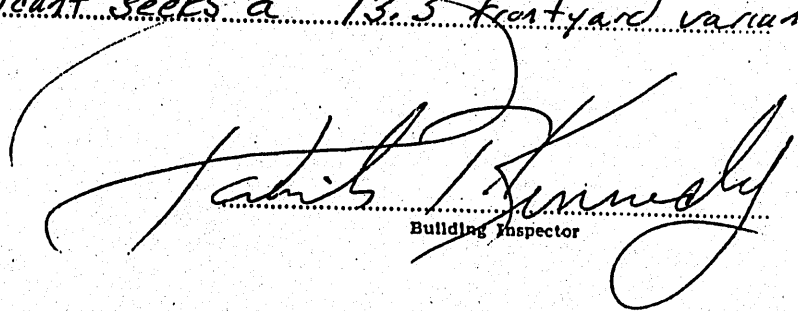
PLEASE TAKE NOTICE that your application dated November 9, 1984
for permit to Construct a one family dwelling
at the premises located at Lot 46.3 of Brenda F. Grevas Subdivision
The lot is on the east side of a private road with a 50' ROW
is returned herewith and disapproved on the following grounds:

Foundation was set to close to front line.
R-1 zone requires 45' front yard, house is set 31.7'
of front line. Applicant seeks a 13.3' front yard variance.

Applicant will be represented by:

Elias D. Grevas, L.S.
45 Quassack Ave.
New Windsor, N.Y. 12550

562-8667


Building Inspector



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

Feb. 1, 1985

Mr. Elias Grevas
33 Quassaick Ave.
New Windsor, N.Y.

24

RE: 52-1-65.3

Dear Mr. Grevas:

According to my records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$50.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

CHRISTIAN E. JAHRLING
SOLE ASSESSOR IAO



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

Musco John A ✓
795 Broadway ✓
Newburgh, N.Y. 12550

Hoffman Steven & Angela
69 Grove Street ✓
Newburgh, N.Y. 12550 ✓

Tedesco Robert & Penny
RD2 Box 324
Walden NY 12586 ✓

Di Salvo Joseph & Cathy ✓
A-3 Regency Arms ✓
Highland Fall NY 10928

Zeffer Jr Edward A
60-27 68 Ave
Ridgewood NY 11385

Buhl Ted ✓
1 Cornwall Ave
Cornwall on Hudson NY
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Speirs Andrea L ✓
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Fioriti Noreen & Gerald ✓
41 Lincoln Dale Acres ✓
Washingtonville NY 10992

Durant Robert & Diane ✓
262 Beattie Road ✓
Rock Tavern NY 12575

Kahn Bernard N & Rosemarie T
1 Orchard St ✓
Stony Point NY 10980

Di Lalla Arthur & Patricia
Zambelli William & Mary Ann
175-177 So. Harrison Ave ✓
Congers NY 10920 ✓

Kuenneke Karl ✓
Box 714 Vivian Road
Chester NY 10918

Nolan Jr James E ✓
PO Box 361 ✓
Cornwall on Hudson NY 12520

Carey Mark M & Sharon S
4 Newport Dr ✓
Nanuet NY 10954 ✓

Beal Lyman O & Tanner Elizabeth
East Green Rd ✓
Rock Tavern NY 12575 ✓

Kuenneke Frank ✓
714 Vivian Rd
Chester NY 10918

Keller Jr David, Hubert & Kathy
121 East Main St ✓
Washingtonville NY 10992

Peterson Charles & Francesco
18 North Cherly St ✓
Spring Valley NY 10977

Town of New Windsor ✓
555 Union Ave. ✓
New Windsor NY 12550

Jones Richard A & Betty Lou H
Bull Road ✓
Rock Tavern NY 12575



1763

TOWN OF NEW WINDSOR

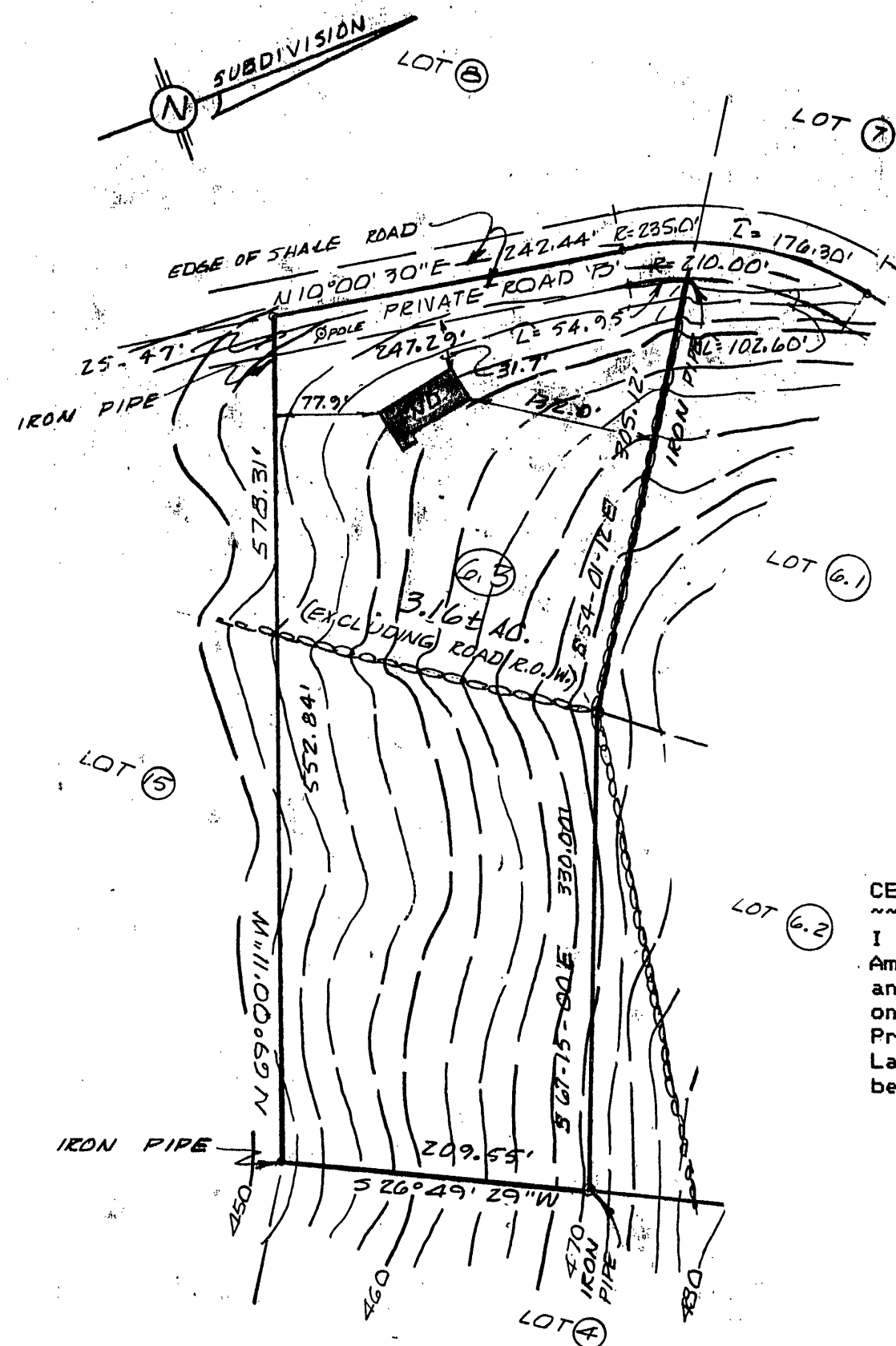
555 UNION AVENUE
NEW WINDSOR, NEW YORK

Laurencell Donald & Arlene
East Green Road
Rock Tavern NY 12575 ✓

Schaefer Ronald & Stacy
Bull Road
Rock Tavern NY 12575 ✓

Den Randolph & Masako
Bull Road
Rock Tavern NY 12575

Rosenstein Peter B & Betsy R
Bull Road
Rock Tavern NY 12575 ✓ *unclaimed*



GENERAL NOTES

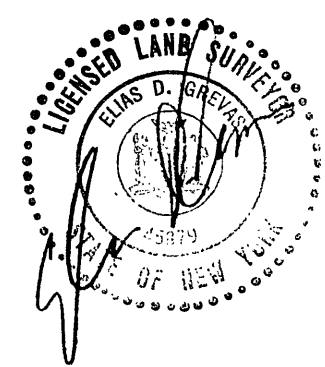
1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209 (2) of the New York State Education Law.
2. Only copies from the original of this survey, marked with an original of land surveyor's inked seal, shall be considered to be valid true copies.
3. Certification shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon and is not transferable to additional institutions or subsequent owners.


SPECIAL NOTES

1. Being Lot 6.3 as shown on a map entitled "Brenda F. Grevas Minor Subdivision", said map having been duly filed in the Orange County Clerk's Office on 8 June 1984 as Map No. 6599.
2. Proposed house location and proposed sanitary system location taken from above referenced map.
3. Surveyed in accordance with said map, and corner monumentation placed 26 May 1984.
4. No certification is made for items not visible at ground surface at time of the survey.
5. Subject to utility grants and easements of record, if any.

CERTIFICATION

I hereby certify Andrew Migliori, Walden Savings Bank and the American Title Insurance Company that this plan resulted from an actual field survey of the indicated premises completed on 26 May 1984 performed in accordance with the Code of Practice adopted by the N.Y.S. Association of Professional Land Surveyors, Inc. and is, to the best of my knowledge and belief, correct.



 ELIAS D. GREVAS, L.S. LAND SURVEYOR 33 QUASSACK AVENUE NEW WINDSOR, NEW YORK 12550		SURVEY FOR: <h2 style="text-align: center;">ANDREW MIGLIORI</h2>					
REVISIONS: <table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1/7/85</td> <td>FND. LOC. PER FIELD SURVEY OF 1/4/85</td> </tr> </tbody> </table>		DATE	DESCRIPTION	1/7/85	FND. LOC. PER FIELD SURVEY OF 1/4/85	TOWN OF NEW WINDSOR · ORANGE COUNTY · NEW YORK Drawn: <i>1/8/84</i> Checked: Scale: 1" = 100' Date: 22 OCT. 1984 Job No: 84-239	
DATE	DESCRIPTION						
1/7/85	FND. LOC. PER FIELD SURVEY OF 1/4/85						
<h3>BOUNDARY SURVEY</h3>							